

# \$490,000 - 419 Centennial Avenue, Nobleford

MLS® #A2214700

**\$490,000**

5 Bedroom, 4.00 Bathroom, 1,825 sqft  
Residential on 0.17 Acres

NONE, Nobleford, Alberta

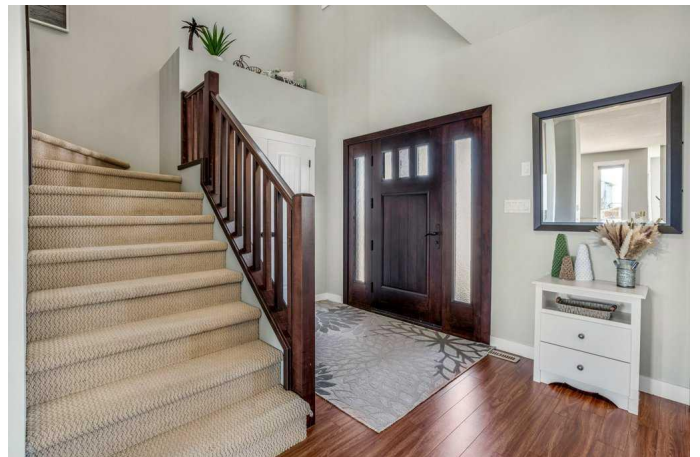
Welcome to this beautifully maintained 2-storey home in the highly regarded Town of Nobleford offering some of the lowest property taxes in Alberta and just 20 minutes from Lethbridge. Sitting on a generous 60' x 124' lot, this home offers incredible space, comfort, and functionality for families of all sizes.

Step inside to discover 9-foot ceilings, tons of natural light, and a bright open-concept layout. The kitchen features custom cabinetry, a walk-in pantry, and flows into a spacious living room complete with a cultured stone gas fireplace. With 5 bedrooms plus a main-floor office (easily used as a 6th bedroom), there's room for everyone.

The fully developed basement includes in-floor heating and a large family/entertainment room. Outside, the immaculate backyard is a dream featuring underground sprinklers, two mature apple trees, a kids' play center, and beautifully maintained grass that feels like a golf course.

Additional highlights include an extra-long garage, Hardie board siding, welcoming front porch, covered back deck, and RV parking.

This is your chance to own a spacious, well-kept home in a quiet, family-friendly town that offers exceptional value and a great lifestyle. A must-see!



Built in 2013

## Essential Information

MLS® #	A2214700
Price	\$490,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,825
Acres	0.17
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	419 Centennial Avenue
Subdivision	NONE
City	Nobleford
County	Lethbridge County
Province	Alberta
Postal Code	T0L 1S0

## Amenities

Parking Spaces	5
Parking	Concrete Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Playground, Private Yard  
Lot Description        Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance  
                                 Landscape, Underground Sprinklers  
Roof                        Asphalt Shingle  
Construction           Cement Fiber Board  
Foundation              ICF Block

**Additional Information**

Date Listed              April 24th, 2025  
Days on Market        5  
Zoning                    R

**Listing Details**

Listing Office            2 PERCENT REALTY

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